



# Howard Planning and Zoning Minutes



## **MINUTES HOWARD COUNTY VARIANCE BOARD OF ADJUSTMENT August 20, 2014**

A meeting of the Howard County Variance Board of Adjustment was convened in open and public session on the 20<sup>th</sup> day of August, 2014 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Vice-Chairman Fred Meyer called the meeting to order at 7:30 p.m. Roll call showed 4 members present: Fred Meyer, Gary Craig, Terry Spilinek, and alternate Clare Kurz. Those absent were Mike Nelson and Janet Thomsen. Vice-Chairman Meyer stated there was a quorum of members present and the meeting would commence. Also present were Cherri Klinginsmith, Howard County Zoning Administrator, Molly Tebo, Secretary, Ryan Jerabek, and Joe Young.

Zoning Administrator, Klinginsmith read the notice of the public meeting. An Affidavit was presented from the Phonograph-Herald dated the 6<sup>th</sup> day of August 2014 that this notice was published 10 days prior to the meeting. A proof of publication is filed in the Howard County Clerk's office.

The agenda and minutes were e-mailed to the Variance Board of Adjustment members prior to the meeting. A motion was made by Gary Craig and seconded by Clare Kurz to approve the minutes of the June 18, 2014 meeting. The motion carried on unanimous voice vote.

At 7:33 p.m. the public hearing on Ryan Jerabek's Variance Application to allow replacement of an existing shed, but not meeting the setbacks in the SW  $\frac{1}{4}$  of Section 4-14-12, Lot 1, A.T.A. Acres Subdivision, was open. Mr. Jerabek stated the existing shed is in need of a lot of repair and he wants to replace it with a 60' x 50' pole building. The west side of the building will be in the same place as the existing shed but the new shed will be wider to the north and east. Gary Craig asked if the shed could be moved in order to meet the setback and Mr. Jerabek stated he would be unable to because cattle yards have been added to the property. Cherri Klinginsmith indicated there are three other buildings that do not meet the setback requirements because the farmstead was established prior to zoning regulations. It was also stated there isn't a lot of traffic on the road and the next closest residence is a mile from his house. Gary Craig made a motion to approve the variance application because the characteristics of the landscape would create a hardship to re-site the building. Terry Spilinek seconded the motion and the motion carried 4-0. A Finding of Fact was completed (copy attached).

Cherri informed the Variance Board members that the next Planning & Zoning Meeting is September 17, 2014 and the new Comprehensive Plan will be discussed with the Villages. The board members are invited to attend the meeting.

At 7:50 p.m. Fred Meyer made a motion to adjourn the meeting and Clare Kurz seconded the motion. The motion carried by unanimous voice vote.

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Molly Tebo, Secretary